082.0	0006	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	768,800 /	768,800
					USE VALUE:	768,800 /	768,800
					ASSESSED:	768,800 /	768,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		LENNON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH ELAINE
Owner 2:	WEINSTEIN JORDAN
Owner 3:	
Street 1:	23 LENNON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SMITH ELAINE -
Owner 2:	-
Street 1:	23 LENNON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,039 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1122 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5039.000	369,000		399,800	768,800
Total Card	0.116	369,000		399,800	768,800
Total Parcel	0.116	369,000		399,800	768,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 685.21 | /Parcel: 685.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

51534

GIS Ref

GIS Ref

Insp Date

08/09/18

!6720!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 082.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	369,200	0	5,039.	399,800	769,000	769,000	Year End Roll	12/18/2019
2019	101	FV	284,600	0	5,039.	394,100	678,700	678,700	Year End Roll	1/3/2019
2018	101	FV	284,000	0	5,039.	302,700	586,700	586,700	Year End Roll	12/20/2017
2017	101	FV	284,000	0	5,039.	285,600	569,600	569,600	Year End Roll	1/3/2017
2016	101	FV	284,000	0	5,039.	262,700	546,700	546,700	Year End	1/4/2016
2015	101	FV	268,900	0	5,039.	245,600	514,500	514,500	Year End Roll	12/11/2014
2014	101	FV	268,900	0	5,039.	226,200	495,100	495,100	Year End Roll	12/16/2013
2013	101	FV	268,900	0	5,039.	226,200	495,100	495,100		12/13/2012

PRINT

Date	Time
12/10/20	21:26:48

LAST REV

Date	Time
08/30/18	17:39:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6720

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH ELAINE	46252-272		10/11/2005	Family	1	No	No		
PESKIN BARBARA	33653-318		9/17/2001		400,000	No	No		
GELLER MARCY A	26886-151		12/6/1996		232,500	No	No		Y

USER DEFINED

Prior Id # 1:	51534
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2006	383	Redo Bat	19,000			G7	GR FY07	
12/2/2002	988	Add Bath	35,000					
1/6/1997	8		6,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2018	Meas/Inspect	BS	Barbara S
11/25/2008	Meas/Inspect	163	PATRIOT
9/19/2006	Permit Visit	BR	B Rossignol
12/16/2001	MLS	MM	Mary M
2/26/2000	Inspected	197	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	276	PATRIOT
8/3/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5039		Sq. Ft.	Site		0	70.	1.13	6									399,819						399,800	

Total AC/HA: 0.11568 | Total SF/SM: 5039 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,819 | Spl Credit | Total: 399,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34804547
Const Adj.:	0.98000199
Adj $ / SQ:	171.741
Other Features:	90250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	453357
Depreciation:	84324
Depreciated Total:	369033

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

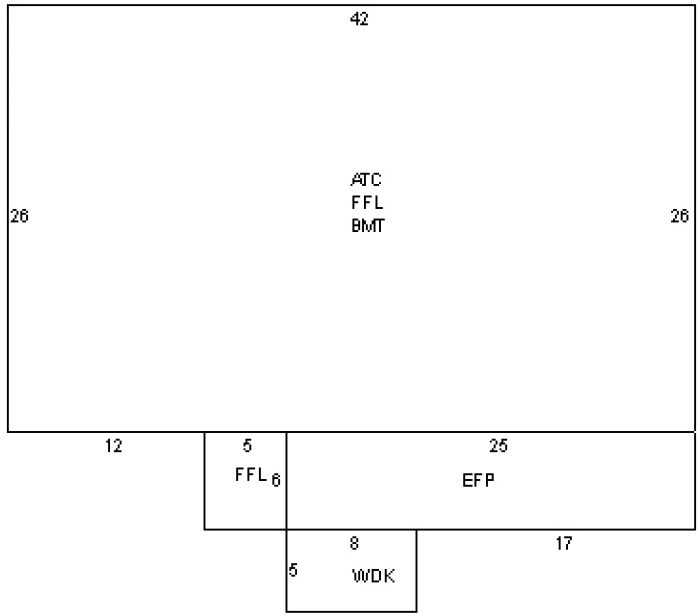
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	188.92
Special Features:	0	Val/Su Net:	132.45
Final Total:	369000	Val/Su SzAd	245.31

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,122	171.740	192,694
BMT	Basement	1,092	51.520	56,262
ATC	Attic	382	171.740	65,640
EFP	Enclos Porch	150	44.470	6,670
WDK	Deck	40	15.680	627

Net Sketched Area:	2,786			Total:	321,893
Size Ad	1504.1999	Gross Are	3496	FinArea	1122

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	